



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	244,868
FOP	120	30	36	4,263
FOP	162	30	49	5,802

TOTALS	2,350		2,153	254,932
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,871.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000000	C	VAC RES	100	0006	RL	97.00	210.00	97.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,153	128.4976	122.07	262,817	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 0											
Heated Area: 2068											
HX Base Yr											

45057 800TH ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,871.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,453	
2	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	100	2016	2016	3	96	2,465	
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	2015	2015	3	78	12,012	

TOTAL OB/XF											
18,930											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 1											
Tax Dist:											
BUILDING MARKET VALUE											
254,932											
TOTAL MARKET OB/XF VALUE											
18,930											
TOTAL LAND VALUE - MARKET											
67,900											
TOTAL MARKET VALUE											
341,762											
SOH/AGL Deduction											
176,334											
ASSESSED VALUE											
165,428											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
115,428											
TOTAL JUST VALUE											
341,762											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
311,545											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3996	NEW CONSTR	0	03/23/2016
2213	REPAIR/RRF	0	09/30/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0610/0129	10/18/1990	WD	Q	I		60,000	
GRANTOR: ROPER THOMAS ET AL							
GRANTEE: HOLLAND ROBT JR & J							
0589/0332	1/30/1990	QC	U	I	01	100	
GRANTOR: ROPER THOMAS							
GRANTEE: ROPER THOMAS ETAL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12\$ W33 S50 E20 N9 FOP=[YR=2016] E30 N5 W15 N3 W4 S3 W11 S5\$ N5 E11 N3 E4 S3 E15 N36\$.											